



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS
MINUTES**

Regular Meeting: September 20, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room – Municipal Office Building

Present: John J. Ostrosky, Chairman
Robert Jacques, Vice-Chairman
Dorbert Thomas Clerk
Patricia Banks
Ken Polito

Also Present: Brad Stone, Agent, Stormwater Management and Conservation

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Commission noted Minutes are still being worked on.

2. Signed bills.

3. Meetings and Hearings

7:00 P.M.

Mr. Ostrosky announced that the following hearings are postponed to the October 18, 2005:

- 1) R.I.F.L. Realty Trust, 157 Memorial Drive*
- 2) Scott Norton, 76 Lakeside Drive*
- 3) Flint Pond Development, LLC, 180-228 Hartford Turnpike*
- 4) Palm Meadow Estates*
- 5) Kalamat, LLC, Grafton Street and Grafton Circle*

285-1357 Continued – Public Hearing regarding the Notice of Intent filed by R.I.F.L. Realty Trust for the construction of a commercial building and site work for additional development at 157 Memorial Drive

Mr. Ostrosky said this hearing is continued to October 18, 2005.

285-1342 Continued – Public Hearing regarding the Notice of Intent filed by Scott Norton for the construction of a retaining wall at 76 Lakeside Drive

Mr. Ostrosky said this hearing is continued to October 18, 2005.

285-1350 Continued – Public Hearing regarding the Notice of Intent filed by Home Depot USA, Inc. for the construction of drainage swales, replacement of a culvert, and other drainage improvements at 530 & 542 Boston Turnpike

Attending the hearing was Douglas McGarrah – Attorney from Foley Hoag LLP; Craig St. Peters – from Pennoni Associates; and Randall Shuey.

Mr. St. Peters gave the location of the existing 12” pipe and proposed to replace with a 94 LF, 18-inch perforated HDPE pipe. He said they will cross some wetland area and will do replication. He said they will add a 12" wide trench drain as suggested by the Engineering Department. He commented that he felt this should help all abutters’ problem with water. He explained the erosion control.

Mr. McGarrah explained that there isn’t a real wetlands issue, but explained why they are proposing a trench drain. He said it should help snow, ice, and freezing on the road. He commented that they would like to do this work this Fall before this upcoming winter.

Mr. Stone said the Town is satisfied with the plan.

Lynn Bonnici, 354 Grafton Street, expressed concern that just diverting the water away will actually help, and what will happen if this work doesn’t help and what will happen down the road.

Mr. Jacques commented that he felt Home Depot has gone the extra with the trench drain and feels it should be done and tried, and commented that if it doesn’t work then they will be back.

Mr. Polito asked for further explanation of the trench drain; and Mr. St. Peters gave it.

Mr. Ostrosky officially closed the hearing.

285-1361 Continued – Public Hearing regarding the Notice of Intent filed by Joseph and Shawn Lijoi for the placement of fill within the Buffer Zone at 16 Whitney Street

Mr. Stone said the applicant was here and said they will withdraw the Notice of Intent.

After discussion, the Commission voted to closed the Notice of Intent filing and the recent Enforcement Order will be heard separately.

Mr. Ostrosky officially closed the hearing.

285-1362 Continued – Public Hearing regarding the Notice of Intent filed by Flint Pond Development, LLC for the construction of an over-55 residential development with a commercial component on approximately 68 acres at 180-228 Hartford Pike

Mr. Ostrosky said this hearing is continued to October 18, 2005.

285-1352 Continued – Public Hearing regarding the Notice of Intent filed by Anthony Russell for the construction of a subdivision roadway at Palm Meadow Estates

Mr. Ostrosky said this hearing is continued to October 18, 2005.

285-1365 Continued – Public Hearing regarding the Notice of Intent filed by Joseph Cariglia for the construction of a single family home with associated grading and utilities at 189 Spring Street

Attending the hearing was Joanne Teachout, the engineer from Connorstone Engineering. Ms. Teachout said the hearing was continued for review of drainage calculations; and she reviewed the plan.

Mr. Ostrosky asked if there was agreement for the shared sewer line. Ms. Teachout said she wasn't sure, but would inform Mr. Stone the next day.

Mr. Ostrosky officially closed the hearing.

285-1369 Public Hearing regarding the Notice of Intent filed by Kalamat, LLC for the construction of a sewer main at Grafton Street and Grafton Circle

Mr. Ostrosky said this hearing is continued to October 18, 2005.

RDA Public Meeting regarding the Request for Determination of Applicability filed by Shannon Lancaster for the construction of a house addition at 232 Gulf Street

Attending the hearing was Shannon Lancaster – the applicant at 232 Gulf Street, and Scot Linton – the builder from Pride Construction.

Mr. Linton said they want to add six-feet to the existing house. Mr. Ostrosky commented the addition looks like it is about 35-feet away from the wetland line. Mr. Linton said they will need some of the excavated material for some fill.

Mr. Jacques asked what the limit of work was outside of the foundation. Mr. Linton said about 10-feet.

Mr. Polito said the Commission would want to see haybales along the 10-foot limit of work.

Mr. Ostrosky officially closed the hearing. The Commission voted a negative determination with conditions.

RDA Public Meeting regarding the Request for Determination of Applicability filed by Keith Beauchine and Barbara Smith for the construction of a three season porch at 15 Anglin Lane

There was no representative at the meeting, but Mr. Stone described the plan. He said they want to put on a three-season porch. He explained they will use sona tubes; and there is no grading required.

Mr. Ostrosky officially closed the hearing. The Commission voted a negative determination with conditions.

RDA Public Meeting regarding the Request for Determination of Applicability filed by Stephen and Kathryn Todd for the construction of a swimming pool and deck at 36 Thomas Farm Circle

Attending the hearing was Stephen Todd, the homeowner. Mr. Todd said they want to build a pool and deck. He said they will use sona tubes for deck and will use post holes for the fence. He said the fence will be about 30 feet away from the wetland area.

Mr. Ostrosky officially closed the hearing. The Commission voted a negative determination as shown.

285-1366 Public Hearing regarding the Notice of Intent filed by Steven Cronin for the construction of a single family home addition at 7 Grove Ridge Path

Attending the hearing was Steven Cronin, the homeowner. Mr. Cronin said they want to put on an addition. He said there is a crawl space where they want to put a foundation. He explained that they plan to jack the house up a little.

The Commission said they want more haybales; and said excavates should be moved to the front or removed.

Mr. Ostrosky officially closed the hearing.

285-1301 Public Hearing regarding the Request for an Amended Order of Conditions filed by Paul Valente for the construction of a retaining wall at 1-3 Temble Court

Attending the hearing were Paul Valente – the homeowner, and Carl Hultgren – the engineer from Quinn Engineering.

Mr. Hultgren said this filing is for construction of a retaining wall. He said Mr. Valente wants to move the wall a little closer to the water to give them a little more area immediately outside the house. He said the wall is being proposed to be four-feet away from the water. Mr. Hultgren said he also wants to construct a deck; and said the deck is proposed to be about 25-feet away and it will be on sona tubes.

Mr. Ostrosky officially closed the hearing.

285-1373 Public Hearing regarding the Notice of Intent filed by Ray and Kathy Brassard for the construction of a single family house at 88 Old Faith Road

Attending the hearing was Ray Brassard – the homeowner, and Carl Hultgren – an engineer from Quinn Engineering.

Mr. Hultgren said this filing was for construction of a single family home, with walk-out basement. He said the limit of grading will be 16-feet. He said the house is about 31-feet from the wetland area.

Mr. Jacques asked about the amount of fill, and expressed concern of the impact of a lot of fill; and also asked the timeframe for work. Mr. Hultgren thought they wanted to start right away, and said once the walls are cured they would do fill.

Mr. Ostrosky officially closed the hearing.

285-1374 Public Hearing regarding the Notice of Intent filed by Kenneth Walton for the construction of a single family home addition at 125 Spring Street

Attending the hearing was Kenneth Walton – the homeowner, and John Grenier – the engineer from J.M. Grenier Associates.

Mr. Grenier said this filing was for an addition to an existing single family home. He said the house will be outside the Commission's 30-foot buffer guideline. He said along the property line they are proposing to do some minimal work to clean out the tree line; they won't be taking out trees, just cleaning up.

Mr. Ostrosky officially closed the hearing.

285-1371 Public Hearing regarding the Notice of Intent filed by Flagg Palmer Realty Trust for the construction of a commercial building at 455 Hartford Turnpike, Lot 1

Attending the hearing was Rhonda Tawadres, representing Bob Murphy – the engineer.

Ms. Tawadres said they want to build a detention pond and small paved area. She said the septic plan has been approved by the Board of Health. There was discussion of work, but the Commission agreed there was some added information needed.

Mr. Ostrosky continued the hearing to October 18, 2005.

285-1372 Public Hearing regarding the Notice of Intent filed by J.J. Farrell, Inc. for the construction of a commercial building at 420 Hartford Turnpike

Attending the hearing was Rhonda Tawadres, representing Bob Murphy – the engineer, and Joe Farrell – the builder.

Ms. Tawadres said the Order of Conditions had expired, and the building was not finished. She said there is also a problem across the street with silt going in his property; and they would like to get that taken care of. She said they need to clean out the replication area. She said nothing in the plan has changed; it's just that not all the work is done.

Mr. Farrell explained the problem of the run-off going into his property. He said he wants to make this work part of this Notice of Intent.

Mr. Stone gave some history as to what had recently gone on and the water problems that have gone on for awhile which are related to two homes at Stoney Hill. He said he feels more work needs to be done to find water run-off problem.

Mr. Ostrosky officially closed the hearing, with construction details to be submitted to Engineering.

285-1317 Discuss Enforcement Order for Adams Farm

Mr. Polito abstained from the discussion. Attending the hearing was Charlie MacGregor and Brendon Giblin – from Brendon Properties, Inc.; James Tetreault – the engineer from Thompson & Liston, Inc., and Mark Morrow - from McManus Excavating, Inc.

Mr. MacGregor submitted a plan and gave an explanation of how project has progressed. He said McManus began putting in the foundation according to the note that was on the plan under #8 stating “No building shall be constructed without a binder course of pavement in place in front of that building.” He said Ron Alarie (the Building Inspector) came out and looked at it. Mr. MacGregor said they were late getting the building permits to the Town Hall so Mr. Alarie did not have them for the foundations; and said this was realized by Mr. Stone.

Mr. Morrow submitted and reviewed the construction sequence, and stated that they wanted it done by this upcoming week-end. Mr. Jacques suggested that Mr. MacGregor report to Mr. Stone daily what’s going on on-site.

Mr. Ostrosky thought utilities need to go in; but Mr. Jacques pointed out that under the Cease and Desist they can’t install utilities. Mr. Stone said he wants to see Adams Road first, and if that involves some utilities, it should be done.

Mr. Ostrosky continued the discussions to October 18, 2005, to get an update.

4. New Business

a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability

285-1357	167 Memorial Drive - Continued
285-1342	76 Lakeside Drive – Continued
285-1350	530 & 542 Boston Turnpike – Conditionally approved
285-1361	16 Whitney Street – Withdrawn – deny NOI (Mr. Jacques did not vote)
285-1362	180-228 Hartford Turnpike – Continued
285-1352	Palm Meadow Estates - Continued
285-1365	189 Spring Street – Conditionally approved
285-1369	Grafton Street and Grafton Circle – Continued
RDA	232 Gulf Street – voted a negative determination
RDA	15 Anglin Lane – voted a negative determination
RDA	36 Thomas Farm Circle – negative determination
285-1366	7 Grove Ridge Path – Conditionally approved
285-1301	1-3 Temple Court – Conditionally approved
285-1373	88 Old Faith Road – Conditionally approved
285-1374	125 Spring Street – Conditionally approved
285-1371	455 Hartford Turnpike – Continued
285-1372	420 Hartford Turnpike – Conditionally approved

5. Old Business

a. Discussed/Signed Certificates of Compliance

285-733 7 Rolling Hill
285-809 7 Rolling Hill
285-750 1 Horseneck Road

b. Discussed/Signed Extension Permits

285-1181 Cherry Street & Stoney Hill Road – pond drawdown – 3 year extension
285-1203 Ashford Crossing – 3 year extension
285-1051 495 Hartford Turnpike – 1 year extension

c. Enforcement Order – Adams Farm I – discussion continued to October 18, 2005

6. Miscellaneous

a. Mr. Polito updated the Commission on the Lake Quinsigamond Commission meeting.

The meeting adjourned at 9:45 P.M.

Respectfully Submitted,

Annette W. Rebovich